

MOTION

Los Angeles' greatest unmet climate challenge is decarbonizing existing buildings, which represent 46% of the City's greenhouse gas emissions. In order to reach the *LA100* goal of 100% clean energy by 2035 and the citywide goal of carbon neutrality by 2050 economically, all Los Angeles buildings must reduce emissions and increase deployment of distributed energy resources. The Department of Building and Safety is completing policy consultation with technical stakeholders (i.e., architects, engineers and building trades representatives) and will soon deliver recommendations on a proposed approach to achieve ambitious building decarbonization in different existing building typologies.

As part of its work first identified in CF 21-1436, the Climate Emergency Mobilization Commission delivered recommendations to the city on policy design based on a grassroots *Community Assembly* stakeholder engagement process. The Los Angeles Housing Department also delivered detailed stakeholder feedback from across segments of the real estate market. Feedback from these stakeholder meetings identified some key barriers to reaching these goals, including a lack of awareness of opportunities to save energy and gaps in technical knowledge among building decision makers.

The Los Angeles Department of Water and Power (LADWP), the Air Quality Management District and the State and Federal government now offer dozens of rebates and incentives to subsidize clean energy and energy efficiency projects. They each have separate application processes and in most cases require a property owner or building manager first to have identified their own needs. The Los Angeles Better Building Challenge, funded by LADWP, provides assistance identifying energy conservation measures and financing for select large commercial, multifamily, and municipal buildings, but the program has a limited budget. Combined federal, state, and local incentives could dramatically reduce the cost to electrify and retrofit buildings; however, these incentives are difficult to navigate and cumbersome to aggregate.

New York City provides a model for providing technical assistance to building decision makers in completing energy efficiency and clean energy projects. For more than a decade, the NYC Accelerator has provided free advisory services to help guide medium and large building decision makers with planning, financing, and completing energy efficiency projects. That program, funded by a combination of general fund, state grants, federal funds, and investor owned utility contributions has led to more than 3,500 medium and large building retrofits. The program has different tiers of assistance and outreach strategies focused on everyday energy efficiency, deep energy conservation retrofits, solar, and a community-based organization led outreach strategy specifically focused on helping "mom-and-pop" owners. Account Managers directly assist building decision makers through all phases of a project and strategize over financing solutions, including layering of federal, state, and utility grants. In addition, the recently launched Electrify NYC provides similar targeted assistance focused on solar and electric heat pump retrofits in single family homes.

LADWP customers deserve programs that will help them identify and complete projects, and financial solutions that make these imperative projects financially feasible and limit the burden to vulnerable customers, including renters.

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ADMINISTRATIVE SERVICES

I THEREFORE MOVE that the Council request the Department of Water and Power (LADWP), in consultation with the Department of Building and Safety and the Climate Emergency Mobilization Office, to report within 90 days a plan to launch a technical assistance program to provide direct concierge-like service to large- and medium-sized building decision makers to identify and plan building energy efficiency and clean energy projects and comply with relevant existing and future city policies. The LADWP technical assistance program should provide education about impactful energy conservation measures and help decision makers navigate local, state, and federal rebates, tax incentives, and financing strategies. The program should have a data-informed outreach strategy with differentiated plans for commercial property, affordable housing, and small "mom-and-pop" multifamily residential buildings. The report should include a consideration of available federal and state grant funds that could subsidize the cost of running this program, as well as available LADWP funds to scale and coordinate existing initiatives.

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